



## HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

### AGENDA

**WEDNESDAY, MARCH 20, 2019**

**1:00 – 2:00 P.M.**

**City Hall Tower**

**200 East Santa Clara Street**

**ROOM T-332**

### COMMITTEE MEMBERS

**Edward Saum, HLC Chair**

**Paul Boehm, Vice Chair**

**Design Review Committee Meeting Goal:** Discuss project design and provide design comments to staff and applicants.

### **Proposed projects for review:**

1. **H17-059 & HP17-007.** Site Development Permit and Historic Preservation Permit to allow an addition to the existing 44-room Hotel Clariana, a contributing structure in the National Register District, with construction of up to 45,783-square feet building addition, including 60 hotel rooms and three residential penthouse suites, for a total of 107 rooms, with a 5,790-square foot public eating establishment, on a 0.41-gross acre site in the San José Downtown Commercial National Register Historic District and in the DC Downtown Zoning District (Tina Phan, Owner). Council District 3.

***PROJECT MANAGER, RINA SHAH***

### Attachments:

1. [DPR by Bonnie Bamberg, dated November 20, 2018](#)
2. [Reduced Plan set, dated March 1, 2019](#)

### **Discussion and Comments**

#### Architect Presentation:

- The architect, Paul Adamson, gave an overview of the updates in project design. The intent was to keep the primary horizontal lines that exist on the Hotel Clariana and extend those visual breaks within the design of the new addition. This can be seen within multiple design



elements such as window and cornice size and placement. Existing decorative lines on the existing Hotel Clariana were used to define functional line elements within the new addition.

- The incorporation of the suites on the top floor are setback two to three feet to be less prominent and noticeable.
- The color of the façade is meant to be complementary to the existing Hotel Clariana structure, but modern and different.
- The existing hotel is faced in heavy cement plaster, and the design of the new addition pulls from this in the use of heavy cement plaster and a more durable and quality heavy porcelain tile.
- Rina Shah, Project Manager, and Juliet Arroyo, Historic Preservation Officer, clarified that the Hotel, the former YMCA, is a contributor in a National Register district but is not within a City Landmark District and is not a designated City Landmark and therefore a historic preservation permit is not required. The DRC review is being conducted under the City Council Policy on the Preservation of Landmarks, “early referral” policy.

#### Commissioner and Public Comments:

- Commissioner Boehm appreciated the intent for compatibility, and felt that the addition overall accomplished this. He commented that the amount of glass and glazing on the first floor seemed more than necessary, and that the applicant and architect may want to consider either more wall space or framing elements. He also felt that the design of the suites on the top floor stood out too much and may want to be setback a few more feet. He raised one question regarding why the building façade on the south facing end only consists of smooth cement plaster and is less varied than the rest of the buildings profiles. The project architect, Paul, clarified that this was because of the anticipation of future infill development on the adjacent lot that would block this side in the long term. Commissioner Boehm felt that this was one of the most compatible building designs that the commission had seen, and was impressed with the design elements.
- Commissioner Saum expressed appreciation that the addition was containing its parking on-site, and enjoyed the use of horizontal lines and other functional elements that carried over from the existing hotel structure. He acknowledged that small elements can make a large impact, such as the slight setback of the main massing, the embracing of continuous datum lines, and the incorporation of complementary louvers, cornices, and materials. He agreed with Commissioner Boehm in that the top floor may benefit from a slight setback of two to three more feet, but felt that this was not a deal-breaker if not incorporated. He also agreed



that the kitchen area located on the frontage of third street should include either more wall space near the ground or additional framing around the windows in order to better complement the degree of glazing on the existing Hotel Clariana structure. He also suggested to potentially break up the homogeneity of the smooth cement plaster on the south-facing façade.

- Brian Grayson, representing PAC SJ, agreed that the compatibility of the design was done well. He had concerns over the use of aluminum windows, although it looked fine on the plans, and requested more clarification from the architect. The architect, Paul, clarified that aluminum was chosen because it was function for a commercial hotel use and was relatively easy to manipulate for depth and width. He stated that the metal would not be silver, but a dark metal to complement the rest of the color palette.
- Commissioner Saum appreciated that the windows were not punched into the façade exactly as the existing Hotel Clariana windows are. Project architect, Paul, stated that the windows were grouped in pairs and separated by metal panels.
- Commissioner Boehm took back his previous comment regarding the south-facing façade, and felt that the proposed color with a more textured stucco would be fine. He also felt that the metal window panel separators were not attractive and did not think that the design needed them, however, this was not a deal breaker for him.
- Commissioners requested to be notified of any future design changes.